



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Set Public Hearing for February 6, 2013 to Consider the Certification of the Final Negative Declaration, Adoption of the Lodi Land Use Development Code, and Draft Zoning Map

MEETING DATE: December 19, 2012

PREPARED BY: Community Development Department

RECOMMENDED ACTION: Set public hearing for February 6, 2013 to consider the certification of the Final Negative Declaration, adoption of the Lodi Land Use Development Code, and Draft Zoning Map

BACKGROUND INFORMATION: The City of Lodi adopted the current zoning ordinance in 1956. Since adoption, numerous text amendments have occurred in response to changing development patterns and concerns. However, the core elements of the 1956 document have remained intact. When the zoning ordinance was first adopted, the City was less than its current size and most development applications consisted of large tracts of land with hundreds of residential units. Today, the City is largely being developed with the majority of land use applications proposing smaller residential subdivisions or more modest commercial and industrial development.

On September 7, 2011, the City Council authorized the release of a Request for Proposals (RFP) for the update and implementation of the Development Code, which is intended to complete a process that began in 1999. The process was halted twice in the past mostly due to staffing and budgeting concerns. In December 2011, the City entered into a Professional Services Agreement with Raney Planning and Management, Inc., of Sacramento to facilitate a comprehensive Development Code Update. The City has been working with Raney Planning and Management on updating the current Zoning Ordinance. The Land Use and Development Code update includes revisions in order to:

- Consistent with the City's 2010 General Plan
- Comply with Federal and State laws
- Improve the organization and usability of the Code
- Eliminate inconsistencies and remove obsolete text.

On July 11, 2012, a Draft Land Use and Development Code was released for public review. The Planning Commission held three sessions (July 11, August 8, and September 12, 2012) to review the Draft Land Use and Development Code. The Draft Development Code was distributed to the Planning Commission in three segments. The first at the July 7th meeting included the introduction, residential districts and mixed use zoning districts. At the Commission's August 8th, the commercial and industrial districts were introduced. On the last meeting, the staff presented landscape ordinance, parking and sign standards, and standards for specific land uses such as child day care facilities, recycling facilities, telecommunication facilities etc. The entire Plan as described has been made available on the web-site with notification being made by both newspaper and to the mailing list of interested parties.

APPROVED:


Konradt Bartlam, City Manager

Since July 11, 2012, approximately 6 to 8 residents and other interested parties met with staff to discuss the proposed zoning amendments. At the conclusion of these workshops, and in response to feedback received, the Draft Development Code was revised further. Prior to this hearing, a hard copy of the Development Code incorporating all the changes has been made available for public review and distributed to interested parties. In addition, a copy of the zoning map was distributed and made public on the City's website.

At the Planning Commission Meeting of October 10, 2012, the Commission reviewed the document in its entirety, including the draft zoning map and the associated negative declaration prepared for the. After the Commission completed its review of the proposed Draft Development Code, Commission adopted a resolution recommending the City Council approve the Draft Development Code, Draft Zoning Map and Negative Declaration. Any additional changes requested by the Commission would be included in the motion to approve the resolution.

FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: Not applicable.

A handwritten signature in black ink, appearing to read 'KB', is written over a horizontal line.

Konradt Bartlam
Community Development Director

KB/IB



*Please immediately confirm receipt
of this fax by calling 333-6702*

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: PUBLIC HEARING TO CONSIDER CERTIFICATION OF THE FINAL
NEGATIVE DECLARATION AND ADOPTION OF THE LODI LAND USE
DEVELOPMENT CODE AND DRAFT ZONING MAP

PUBLISH DATE: SATURDAY, DECEMBER 29, 2012

LEGAL AD


TEAR SHEETS WANTED: One (1) please

SEND AFFIDAVIT AND BILL TO:
LNS ACCT. #0510052

RANDI JOHL, CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: WEDNESDAY, DECEMBER 26, 2012

ORDERED BY: RANDI JOHL
CITY CLERK


JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

LNS	Faxed to the Sentinel at 369-1084 at _____ (time) on _____ (date) _____ (pages)
	Phoned to confirm receipt of all pages at _____ (time) _____ JMR _____ MB (initials)



DECLARATION OF POSTING

PUBLIC HEARING TO CONSIDER CERTIFICATION OF THE FINAL NEGATIVE DECLARATION AND ADOPTION OF THE LODI LAND USE DEVELOPMENT CODE AND DRAFT ZONING MAP

On Thursday, December 27, 2012, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing to consider certification of the Final Negative Declaration and adoption of the Lodi Land Use Development Code and Draft Zoning Map (attached and marked as Exhibit A) was posted at the following locations:

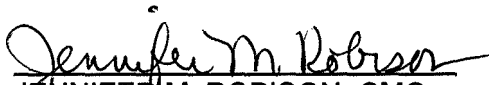
Lodi Public Library
Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on December 27, 2012, at Lodi, California.

ORDERED BY:

RANDI JOHL
CITY CLERK


JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: February 6, 2013

Time: 7:00 p.m.

For information regarding this notice please contact:

Randi Johl

City Clerk

Telephone: (209) 333-6702

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, February 6, 2013**, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following item:

a) Certification of the Final Negative Declaration and adoption of the Lodi Land Use Development Code and Draft Zoning Map.

Information regarding this item may be obtained in the Community Development Department, 221 West Pine Street, Lodi, (209) 333-6711. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 West Pine Street, 2nd Floor, Lodi, 95240, at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

By Order of the Lodi City Council:

Randi Johl
City Clerk

Dated: December 19, 2012

Approved as to form:

D. Stephen Schwabauer
City Attorney

e-Notification sent by Kari Chadwick

Distribution List Name: Development Code

Members:

Angelic and John Henninger	Hitnhard81@att.net
Anne Cerney	acerney@inreach.com
Barbara Kauss	bkauss@hacsj.com
Brad Hays	bhays@capitolavenue.com
Brett Jolley	BJolley@herumcrabtree.com
Carol Orneles	cjornelas@visionaryhomebuilders.org
Clint Zufelt	czufelt@yesco.com
Crystal Krist	ckirst@gmail.com
Dale Gillespie	dale@rpmcompany.net
David Romano	dave@newman-romano.com
Denis Silber	dsilber@lodi.usd.net
EJC	ejc_enterprise@verizon.net
Frederick Addison	frederick@uborainc.com
George Cloud	gcloudjr@gmail.com
George Gibson	ggibson@fcbhomes.com
Greg Costa	fcands@lodinet.com
Greg Costa	costasquad@verizon.net
Hilda Bohacek	hbohacek@cpfsj.org
Jeff Traverso	j.traverso@sbcglobal.net
John Beckman	johnb@biadelta.org
John Shores	johnshores@comcast.net
Jon Schrader	JonSchrader@FMBOnline.com
Kate Hart	khart@aklandlaw.com
Kattie Patterson	kpatterson@sjfb.org
Kelly Stump	kelkel38@aol.com
Kevin Dougherty	kdougherty@fcrci.com
Mary King	martyjoeking@yahoo.com
Matt Dobbins	mjdobbins22@msn.com
Michael Caruba	mcaruba@dgp realestate.com
Mike Boettger	mboettger@pamcompanies.com
Pat McCuen	pmccuen@capitolavenue.com
Richard Jones	julius_45@yahoo.com
Rick Gerlack	makualike@comcast.net
Robina Asghar	rasghar@cpfsj.org
Rod Attebery	rattebery@neumiller.com
Rosemary Atkinson	rosymoonatk@comcast.net
Russ Munson	Russ@winerose.com
Steve Jarrett	stephenjarrett@comcast.net
Tariq Din	tariqdin@presidentialar.com
Tim Matteis	TM@wmbarchitects.com
Tim Mattheis	tkmhome@sbcglobal.net
Tim Mustin	tmustin@colliersparrish.com
Tracy Williams	tracy@loelcenter.net
Warmerdam	warmerdam7@sbcglobal.net